



City of Boston
Board of Appeal

REVISED

2:24 pm, Mar 19, 2026

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Tuesday, March 24, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Revised Agenda

Please be advised of the following appeals to be heard on March 24, 2026 beginning at 9:30 am and related announcements.

All matters listed on this March 24, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The March 24, 2026 hearing will be held virtually via video teleconference and telephone via the Zoom webinar event platform.

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/2026ZBAHearings>. You may also participate by phone by calling into the Zoom Webinar at 1-646-828-7666 and entering the Webinar ID: 160 422 3767 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/March24ZBAComments> sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.

For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/March24ZBAComments> 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

If you wish to offer comment within the meeting platform, please use the “Raise Hand” function that should appear on the bottom of your screen, if connected by computer or device, or dial *9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press *6 to unmute yourself before you



City of Boston
Board of Appeal

can speak. Commenters will be asked to state their name, address and comment. Comments will be limited as time requires.

If you wish to offer testimony on an appeal, please log in to the hearing no later than 8:30am to ensure your connection is properly functioning.

The hearing can also be viewed via live-stream on the City's website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to offer testimony. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made.

Members of the community are strongly encouraged to help facilitate the virtual hearing process by emailing letters in support of or opposition to an appeal to zbapublicinput@boston.gov in lieu of offering testimony online. It is strongly encouraged that written comments be submitted to the board at least 48 hours prior to the hearing. when doing so, please include in the subject line, the boa number, the address of the proposed project, and the date of the hearing

APPROVAL OF HEARING MINUTES: 9:30AM
March 10, 2026

EXTENSIONS: 9:30AM

Case: BOA- 1094129 Address: 4011-4019 Washington Street Ward 19 Applicant: Jonathan Gold, Esq

Case: BOA- 659702 Address: 86-88 North Washington Street Ward 3 Applicant: Dennis A. Quilty, Esq

Case: BOA- 818377 Address: 111 Terrace Street Ward 10 Applicant: Michael Ross, Esq

Case: BOA- 1383661 Address: 329-329A Columbus Avenue Ward 4 Applicant: Michael Ross, Esq

Case: BOA- 1341344 Address: 635 Hyde Park Avenue Ward 18 Applicant: John Pulgini

Case: BOA- 1399003 Address: 625-629 Adams Street Ward 16 Applicant: Stephen Le

Discussion of Open Meeting Law Complaint regarding the February 24, 2026 Hearing for 154 Terrace Street BOA1261313/ERT1240355 Appeal



City of Boston
Board of Appeal

RECOMMENDATIONS: 9:30 AM

Case: BOA- 1733276 Address: 29 Elm Street Ward: 2 Applicant: Timothy McGowan

Articles Article 65, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Art. 65 Sec. 64 34 Restricted Roof Structure District You need relief from the BOA for the said violations

Purpose: A new front and rear dormer along with a new roof deck at the third floor level on an existing two story real ell along with associated plan changes. All work to take place within unit two of a two unit residence.

Case: BOA- 1803304 Address: 661 East Broadway Ward: 6 Applicant: James Nee

Articles Art 68 Sec 7 Use: Forbidden

Purpose: Change occupancy from one hair salon in existence for many years to include body art [ePlans]

Case: BOA- 1792077 Address: 658 East Fifth Street Ward: 6 Applicant: Shaun McClorey

Articles Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Add'l Lot Area Insufficient Art. 68 Sec. 33Off Street parking Req.

Purpose: Change of Occupancy from 1 FAM to 2 FAM. A rear deck will be added with a spiral stair foe a second egress for unit two. Zoning relief will be required. [ePlans]

Case: BOA- 1800210 Address: 535-545 Dudley Street Ward: 8 Applicant: Costas and Penelopi Tingos

Articles Article 50 Section 26 Establish of Res. Subdistricts Sitdown Bakery use w/ takeout Conditional in an MFR/LS zoning subdistrict

Purpose :Change occupancy from food market to bakery with 36A. Updating electrical panel. ran new electrical for electric powered double oven and double convection oven. No gas appliances. adding 3 sink bays in kitchen area. Installing new tile floor in kitchen. No update to bathroom. Painting entire bakery. Work to be done at 543 Dudley St

Case: BOA-1802841 Address: 95 Bynner Street Ward: 10 Applicant: Chrymivavigab LLC

Articles Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Bldg Height Excessive (Stories)Article 55, Section 9 Side Yard Insufficient

Purpose: Attic addition by plans

Case: BOA- 1725252 Address: 130 Dana Avenue Ward: 18 Applicant: Ms. Maria Almanzar

Articles Article 69, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Bldg Height Excessive (Stories) You need relief from the BOA for the said violations

Purpose: New Heat pump new on demand water heater, will be a new bedroom, new bathroom, new kitchen.

Case: BOA- 1790093 Address: 62 Dunster Road Ward: 19 Applicant: Chris Hosford

Articles Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Existing two family home. Convert area of unfinished basement to new habitable flex space. Occupancy to remain the same, with NO additional dwelling units.

Case: BOA- 1801060 Address: 268 Chestnut Avenue Ward: 19 Applicant: Charles Horvath

Articles Article 55, Section 9 Side Yard Insufficient Article 55, Section 9Rear Yard Insufficient

Purpose: Demolition and rebuild of existing wing for the purpose of adding a new bathroom to the dwelling. New foundation for the wing, new plumbing, new electrical.

Case: BOA- 1798926 Address: 15 Bertson Avenue Ward: 20 Applicant: Greg Ryan

Articles Art. 56 Sec. 08 FAR Excessive. Article 56, Section 8 Lot Area Insufficient Article 56, Section 8 Lot Width Insufficient Article 56, Section 8 Lot Frontage Insufficient Article 56. Section 8 Side Yard Insufficient

Purpose: Build a two-story addition on the rear of the house and renovate the kitchen.



City of Boston
Board of Appeal

HEARINGS: 9:30AM

Case: BOA- 1805958 Address: 445-449 Cambridge Street Ward 22 Applicant: George Ledwith-ARTICLE 80
Article 51 Section 17 Dimensional Regulations Building height in feet is excessive Article 51, Section 16 Use Regulations MFR is Conditional in a CC-1 sub-district Article 51, Section 17 Dimensional Regulations Floor Area Ratio is excessive Article 51, Section 17 Dimensional Regulations Usable open space is insufficient Article 51, Section 19 Use: Forbidden MFR is a forbidden use in a LI-1 sub-district Article 51, Section 56 Off-Street Parking & Loading Req Off-street parking and loading is insufficient
Purpose: Demolish existing structures. Construct new multi family residential building, with 200 units and approximately 66 parking spaces in a garage. Includes ground floor retail. Combining lots 445 and 449 Cambridge Street, associated with permit ALT1798159.

Case: BOA-1800750 Address: 12 Maple Street Ward 20 Applicant: James O'Donovan
Article Art. 56 Sec. 07 Use regulations applicable MFR use- Forbidden in residential sub districts Art. 56 Sec. 39 * Off street parking requirements Insufficient parking (Updated review: Variance respectfully rescinded 2.2.25/FD) Article 56, Section 8 Dimensional Regulations Excessive f.a.r. Article 56, Section 8 Dimensional Regulations Insufficient side yard setback Article 56, Section 8 Dimensional Regulations Number of allowed stories exceeded- 2.5 max Article 56, Section 8 Dimensional Regulations Insufficient usable open space per unit - 1800 sf per unit req.
Purpose: Change of occupancy from single family to 6 units. The proposed work is to convert existing single family residence to two units in the existing building and construct an addition at the existing structure to create 4 additional units with 10 off street parking spaces

Case: BOA- 1796244 Address: 30 Webster Street Ward 18 Applicant: Gary Webster
Article 60 section 30 (2) 2.Screening and Buffering of Parking, Loading, and Storage Areas Article 69, Section 9 Lot Area Insufficient Article 69, Section 9 Lot Width Insufficient Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient Article 69 Section 29 Off Street Parking & Loading Req insufficient off street parking
Purpose: Renovate existing single family, including rear and front addition and extension of living space into attic with dormers. Change of occupancy from single family to two family.

Case: BOA- 1802557 Address: 21 Tina Avenue Ward 18 Applicant: Teneal Cooper
Article 69, Section 8 Use: Forbidden Applicant will need to seek relief for the proposed use of a Two Family in a single family zone. Art. 69 Sec. 29.4 Off St.Prk'g:Location Applicant will need to seek relief for Off Street Parking location/design. Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 69, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 69, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area ratio (FAR). Article 69, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard setback. Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient usable open space.
Purpose: New construction of a two family home with 3500 SF. Unit 1 3 bedrooms 2 baths. On first floor and basement. Unit 2 3 beds 2 baths. 2nd floor and attic. Includes full foundation, framing, MEPs, insulation, finishes and work site. Wood frame, asphalt/membrane roof .

Case: BOA- 1819383 Address: 28A Ridlon Road Ward 18 Applicant: David Bello
Article Art. 69 Sec. 29.5 Off St.Prk'g:Location Applicant will need to seek relief for Off Street parking location.
Purpose: Erect a one family dwelling

Case: BOA- 1818691 Address: 5-7 Milton Street Ward 16 Applicant: Patrick Miller
Article 65, Section 15 Use: Forbidden Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Side Yard Insufficient



City of Boston
Board of Appeal

Purpose: Change occupancy from 2 family to 3 family and add 2 dormers to convert unfinished 3rd floor into 3bd 2ba living space per building plans

Case: BOA- 1821751 Address: 190 Bowdoin Street Ward 15 Applicant: Vietnamese American Initiative for Development, Inc-MOH-ARTICLE 80

Article Art. 65 Sec. 08 Forbidden Multifamily use. Article 65, Section 9 Floor Area Ratio ExcessiveMax. allowed: 0.5 Proposed: 1.93 Article 65, Section 9Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 4 Article 65, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 47' Article 65, Section 9 Front Yard Insufficient Min. required: 15' Proposed: 9.9' Article 65, Section 9Side Yard InsufficientMin. required: 10' Proposed: 6.8' (L) Article 65, Section 9 Rear Yard InsufficientMin. required: 30' Proposed: 7.3' Article 65, Section 9Lot Width Insufficient Min. required: 50' Proposed: 10.25' (Olney St.) Art. 65 Sec. 42^Conformity with Existing Building Modal calculation not provided to verify its Alignmentcompliance. Article 65, Section 42 Application of Dimensional Req65.42.4 Front wall of building not parallel to front lot line. Art. 65 Sec. 41Off St. Loading Req'mnts1 loading bay required. Proposed: 0

Purpose: MOH Hollins Park at 190 Bowdoin Street is a 33 unit affordable housing project consisting of one , two , and three bedroom units. The building will consist of four above ground stories and a basement about a half story below ground. The Project will be stick built with a step back fourth story.

Case: BOA- 1811687 Address: 147 Harvard Street Ward 14 Applicant: Jael Wembalonge

Article 60 Section 9 Dimensional RegulationsBuilding Height (feet) Excessive. Other dimensional violations approved under BOA 1735306/2025 with Proviso of BPD review with special attention to site planning.Article 60 Section 3 GM Neighborhood Use Residential SubdistrictsMultifamily dwelling Regulations Applicable in Forbidden in 3F 5000 zone Article 60, Section 9 Floor Area Ratio ExcessiveExtending non conformity granted in BOA1735306 Article 60, Section 9 Front Yard Insufficient Extending non conformity granted in BOA1735306 Article 60, Section 9Rear Yard Insufficient Extending non conformity granted in BOA1735306

Purpose: New 4 unit residential development with 3 on grade parking spaces.

Case: BOA- 1762896 Address: 37 Calumet Street Ward 10 Applicant: Timothy Johnson

Article 59 Section 8 Dimensional RegulationsRequesting relief for an additional unit with excess floor area ratio, insufficient lot area, and insufficient usable open space per unit.Article 59, Section 37Off Street Parking & Loading Req Requesting relief for insufficient off street parking for an additional unit Article 9, Section 1Extension of Nonconforming BuildingRequesting relief for nonconforming existing insufficient front and side yard setbacks

Purpose: CHANGE OCCUPANCY FROM 3 TO 4 FAMILY BUILDING. RENOVATIONS TO LOWER LEVEL INCLUDING EXTENDING EXISTING SPRINKLER, PLUMBING, ELECTRICAL AND HVAC SYSTEMS TO CREATE NEW UNIT 4 w/EXISTING REAR DECK AND MEANS OF EGRESS AS PER PLANS SUBMITTED.

Case: BOA- 1798824 Address: 69 South Huntington Avenue Ward 10 Applicant: Scott Schneider

Article 59, Section 8 Add'l Lot Area Insufficient Article 59, Section 8 Usable Open Space Insufficient Article 59, Section 8 Floor Area Ratio Excessive Article 59, Section 37 Off Street Parking & Loading ReqOff street parking is insufficient

Purpose: Existing three family home new unit in basement change of occupancy to 4 units four unit sprinklered and new Fire alarm

Case: BOA- 1798829 Address: 71 South Huntington Avenue Ward 10 Applicant: Scott Schneider

Article 59, Section 8 Add'l Lot Area Insufficient Article 59, Section 8 Usable Open Space Insufficient Article 59, Section 8 Floor Area Ratio Excessive Article 59, Section 37 Off Street Parking & Loading ReqOff street parking is insufficient

Purpose: CHANGE OF OCCUPANCY FROM EXISTING THREE FAMILY TO NEW 4th UNIT IN BASEMENT UNIT WILL BE SPRINKLERD AND NEW FIRE ALARM IN BUILDING (not ADU)

Case: BOA- 1800666 Address: 428-434 Massachusetts Avenue Ward 9 Applicant: 434 Mass Ave LLC

Article Art. 64 Sec. 08 Restaurant Use ConditionalRestaurant with live entertainment, operating after 10:30 p.m. (3)

Purpose: Change Occupancy to include live entertainment to existing Restaurant #36A/37 "No work to be done. The restaurant with live entertainment will operate after 10:30pm. AKA 569 COLUMBUS AVE.



City of Boston
Board of Appeal

Case: BOA-1789913 Address: 81-85A L Street Ward 6 Applicant: Mike Shaw

Article Art. 09 Sec. 01 Extension of Non Conforming Use > 25% Conditional Art. 68 Sec. 07 Use Regs. Restaurant with take out Conditional Article 68, Section 33 Off Street Parking & Loading Req Insufficient parking due to increase in the non conforming uses GFA Article 68, Section 7 Use Regulations Professional office Use Conditional

Purpose: Change occupancy from restaurant, retail fish store, dry cleaners, to restaurant with take out and professional office. Existing restaurant will be expanded and capacity will be slightly increased.

Note: Professional office fitout to be performed by others and purposes of this filing is for Zoning Use approval only (Core and shell)

10.15.25FD

Case: BOA- 1782125 Address: 58 Chandler Street Ward 5 Applicant: John Moran

Article Art. 32 Sec. 04 GCOD Applicability You need relief from the BOA for the said violations

Art 64.9.4 Town/Rowhouse extension into rear You need relief from the BOA for the said violations

Purpose: Change of Occupancy from four [4] to two [2] dwelling units; full interior renovation & reconstruction, expand existing roof deck with hatch access/bulkhead skylight; install two roof top condensers, install cantilever rear deck at 2nd level projecting 6 ft; fully sprinklered, all as shown on zoning plans filed herewith. Once zoning relief is granted full construction plans will be filed. Nominal fee request filed.

HEARINGS: 11:00AM

Case: BOA- 1764267 Address: 11 Elko Street Ward 22 Applicant: Farzin Kiani

Article Art. 51 Sec. 08^ Use Regulations Use forbidden (Violation still exists/BOA Revised plans 1.12.25)

Art. 51 Sec. 09 Dimensional Regulations Excessive f.a.r. (Violation still exists/BOA Revised

plans 1.12.25) Art. 51 Sec. 09 Dimensional Regulations Number of allowed stories has been exceeded (Violation still exists/BOA Revised plans 1.12.25) Art. 51 Sec. 09 Dimensional Regulations Max allowed height has been exceeded

(Violation still exists/BOA Revised plans 1.12.25) Art. 51 Sec. 56^ Off street parking requirements 5. Parking design and clear maneuvering areas (Violation still exists/BOA Revised plans 1.12.25)

Article 51, Section 56 Off-Street Parking Insufficient Insufficient parking (Violation still exists/BOA Revised plans 1.12.25)

Purpose: 1/12/26 Scope of work modification at BOA: Change of occupancy from 3 units to 10 units by restoring existing 3 family structure and then construct a 4 story 7 UNIT addition connected via a breezeway to the rear to total 10 units with elevator access and 6 offstreet covered parking spaces per updated plans provided.

Original scope: To erect 4 story 12 unit multi family condo ownership.

Case: BOA- 1800610 Address: 1740 Hyde Park Avenue Ward 18 Applicant: Tom Colleran-ARTICLE 80

Article 69 Section 14 Use Regulations Multi Family Dwelling Forbidden Article 69 Section 15 Dimensional

Regulations Floor Area Ratio Excessive Article 69 Section 15 Dimensional Regulations Building Height Excessive

Art. 69 Sec. 29 Off St.Prk'g/Load'g Parking Art. 69 Sec. 29 Off St.Prk'g/Load'g Loading

Purpose: Erect a new 6 story (5 story for Zoning) Multi Family Dwelling with 40 residential units and garaged parking. Building features bike storage, amenity spaces, and roof deck. Easements for drive access to be recorded. Existing building to be demolished under a separate permit.

Case: BOA- 1766278 Address: 2195 Dorchester Avenue Ward 17 Applicant: 2195 DOT LLC

Article 65, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable

Open Space. Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient side

yard setback.Art. 65 Sec. 42 Off Street Parking Insufficient Applicant will need to seek relief for Insufficient

Off Street Parking.

Purpose: Seeking to subdivide the existing lot into two lots. Lot A will be known as 2197 2199 Dorchester Ave and will contain 3,045 square feet. Lot B will continue to be known as 2195 Dorchester Ave and will contain 3,045 square feet.

Existing structure at 2195 Dorchester Ave will remain.



City of Boston
Board of Appeal

Case: BOA-1766286 Address: 2197-2199 Dorchester Avenue Ward 17 Applicant: 2195 DOT LLC

Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 65, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient side yard setbacks .Art. 65 Sec. 42 Off Street Parking Insufficient Applicant will need to seek relief for Insufficient Off Street Parking.

Purpose: Seeking to erect a building with 3 residential units and 2 parking spaces on a new 3,045 square foot lot. See ALT1757791. Nominal fee requested.

Case: BOA- 1810114 Address: 555-563 Talbot Avenue Ward 17 Applicant: Eric Robinson-ARTICLE 80

Article Art. 65 Sec. 08 Forbidden Large restaurant use Article 65, Section 9 Add'l Lot Area Insufficient Min. lot area required: 33,000 sqft Proposed: 9,000 sqft Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 1 Proposed: 4.3 Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 3 Proposed: 6 Article 65, Section 9 Bldg Height Excessive (Feet) Max. allowed: 40' Proposed: 70' Article 65, Section 9 Usable Open Space Insufficient Min. required: 13,200 sqft Proposed: 2,640 sqft Article 65, Section 9 Front Yard Insufficient Min. required: 5' Proposed: 0 Article 65, Section 9 Side Yard Insufficient Min. required: 10' Proposed: 0 (R) and 7.8' (L) Article 65, Section 9 Rear Yard Insufficient Min. required: 30' Proposed: 10' Art. 65 Sec. 41 Off street parking requirements Spaces required for residential use: 49.5 Spaces required for restaurant use: 14.5 Art. 65 Sec. 41 Off St. Loading Req'mnts Required: 1 Proposed: 0

Purpose: Erect a new 6 story mixed use building. The building has 33 residential units, and 3,700 sf of new ground level restaurant space. The project included 6 inclusionary zoning units. Demolish and existing 1 story commercial restaurant building.

Case: BOA-1818413 Address: 175 Heath Street Ward 10 Applicant: Derric Small

Article Art. 59, Section 18 Use: Forbidden Art. 59, Section 37 Off Street Loading Insufficient

Purpose: Change the legal occupancy from a one family dwelling to a two family dwelling. Extending living space of Unit 1 into the basement. Expanding living space of the Attic (Unit2) Create 2nd means of egress on the second floor.

Case: BOA- 1804978 Address: 720A-720 Shawmut Avenue Ward 9 Applicant: Allen Parham

Article 50, Section 10 Use Regulations in Roxbury EDA The Use: Bar is CONDITIONAL

Purpose: Change Occupancy from Meeting Halls, Conference Halls, 2 Apts & Social Hall to 2 Apartments and Take out Restaurant & Bar and Interior buildout for a Take out Restaurant as per plans submitted.

Case: BOA- 1777336 Address: 508 Columbus Avenue Ward 4 Applicant: Richard Cantelli

Article Art. 64 Sec. 01 Extension of Non Conforming Use You need relief from the BOA for the said violations

Purpose: Add a small 2 story bay at the rear of 508 Columbus av, Unit 1 in Boston

Case: BOA- 1817492 Address: 107-111 Brooks Street Ward 1 Applicant: Matthew Schuster

Article 53 East Boston Neighborhood District USE conditional Art. 09 Sec. 01 Extension of Non Conforming Use <25% - Conditional Art. 53 Sec. 56 Off-Street Parking Insufficient parking ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Max % of lot coverage allowed exceeded ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Insufficient front yard setback ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Insufficient side yard setback ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Insufficient rear yard setback ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Max building depth allowed exceeded ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Max floor plate size allowed exceeded ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Insufficient parking

Purpose: Change occupancy from 6 units and 1 church to 8 units; erect vertical addition and interior renovations to create 8 residential units



City of Boston
Board of Appeal

RE-DISCUSSION: 11:30AM

Case: BOA- 1776341 Address: 19 Bodwell Street Ward: 15 Applicant: Marco DeBros

Article(s): Article 65, Section 9 Bldg Height Excessive (Feet) 65 42.8 accessory building in side or rear yard
Article 65, Section 9 Side Yard Insufficient 65 42.8 accessory building in side or rear yard Article 65, Section 9 Rear
Yard Insufficient 65 42.8 accessory building in side or rear yard Article 65, Section 9 Accessory Bldg in Rear Yard
accessory building within 8 feet of existing main building

Purpose: legalize 10 x 20' deck on garage and 50' awning on left side of building (No work to de done)

Case: BOA-1766723 Address: 49-51 Callender Street Ward 14 Applicant: Chole Manning Choo & Company Inc

Article 60, Section 9 Lot Area Insufficient You need relief from the Boa for the said violations Art. 60 Sec. 09 Floor
Area Ratio excessive You need relief from the BOA for the said violations. Art. 60 Sec. 09 Usable open space
insufficient You need relief from the BOA for the said violations. Art. 60 Sec. 09 Side yard insufficient You need relief
from the BOA for the said violations. Art. 60 Sec. 09 Rear yard insufficient You need relief from the BOA for the said
violations. Art. 14 Sec. 06 Two or More Dwellings in a Lot You need relief from the BOA for the said violations.
Art. 60 Sec. 9 Additional Lot Area Insuff You need relief from the BOA for the said violations.

Purpose: Proposed change of use to 3 family with vertical and rear addition as per plans

Case: BOA- 1766728 Address: 53 Callender Street Ward 14 Applicant: Chole Manning Choo & Company Inc

Article Art. 60 Sec. 09 Floor Area Ratio excessive Applicant will need to seek relief for Excessive Floor Area Ratio
(FAR). Art. 60 Sec. 09 Height Excessive Applicant will need to seek relief for Excessive Building height in feet.
Art. 60 Sec. 09 Rear yard insufficient Applicant will need to seek relief for Insufficient Rear Yard setback.
Art. 60 Sec. 09 Side yard insufficient Applicant will need to seek relief for Insufficient Side Yard setbacks. Article 60
Section 32 GM Neighborhood Off Street Applicant will need to seek relief for Parking and Loading Requirements
Insufficient Off Street Parking. Art. 60 Sec. 9 Additional Lot Area Insuff You need relief from the BOA for the said
violations .Article 60, Section 9 Lot Area Insufficient You need relief from the BOA for the said violations.
Art. 14 Sec. 06 Two or More Dwellings in a Lot You need relief from the BOA for the said violations.

Purpose: proposed construction of a new residential 3 family as per plans. On same lot 49 51 Callender Street as
ALT1747221

Case: BOA- 1813655 Address: 4 Haynes Street Ward 1 Applicant: Jeffrey Drago, Esq

Article Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability Article 53, Section 9 Front Yard
Insufficient Min. required: 5' Proposed: 0 Modal calculation not provided to verify compliance.

Article 53, Section 9 Lot Area Insufficient Min. lot area required: 2,000 sqft Proposed: 1,800 sqft

Article 53, Section 9 Add'l Lot Area Insufficient Min. lot area required: 4,000 sqft

Purpose: Seeking to combine Parcel ID 0104541000 and Parcel ID 0104540000 to form one new 1,800 square foot lot
to be known as 4 Haynes Street. Also, to erect a new building with four residential units and three parking spaces.

Case: BOA- 1788402 Address: 18-22 Breed Street Ward 1 Applicant: Ruby Hong LLC

Article(s): Article 53 Section 7.1, EB Neighborhood Business Use Regulations, Use forbidden, Article 53 Section 7.2,
Dimensional Regulations (NB), Insufficient permeable open space presented

Purpose: Change Occupancy from a mixed-use residential dwelling to a lodging house. Clarification: Combine 22 breed
street lot (AKA known as 21 Ford street) with 17 Ford street into one lot and then change occupancy of existing 3 family
and store into a 6-unit lodging house building with 25 bedrooms to include 6 at grade accessory open air parking spaces
in rear per plans provided. *3 Family & 1 Store Doc#23/1934



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**STEPHANIE HAYNES
BOARD OF APPEAL
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For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority